



TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext. 1120 • FAX (508) 839-4602
www.grafton-ma.gov

RECEIVED TOWN CLERK
GRAFTON, MA

2017 MAR 29 PM 1 41

u

PLANNING BOARD

March 28, 2017

Donna Girouard
Town Clerk
30 Providence Road
Grafton, MA 01519

Re: Waiver Request: Determination of Completeness, Street Acceptance
"Brookmeadow Village" Subdivision, Definitive Plan Approval
Brookmeadow Village, LLC (Applicant / Owner)

Dear Mrs. Girouard:

At its meeting on Monday, March 27, 2017, the Planning Board considered the above referenced waiver request as detailed in materials submitted to the Planning Board on March 20, 2017 by Attorney Joseph Antonellis representing the Owner. A copy of all the submitted material is attached and is available in the Planning Department. Present at the meeting were Chairman Michael Scully via remote participation, Vice Chairman Robert Hassinger, Clerk David Robbins, Members Linda Hassinger, Tracy Lovvorn, and Associate Member Sharon Carroll-Tidman (not voting).

Attorney Antonellis was present to review the request. The Applicant is seeking a waiver from Section 3.2.13.3(b) of the Subdivision Rules and Regulations specifically from the 18 month waiting period after the Determination of Completeness for the Town to consider a Certificate of Completion. Mr. Antonellis reviewed the construction history and the Determination of Completeness process which was previously granted by the Board. After review of the facts and taking into consideration staff recommendations, the Board determined that the waiver request was reasonable and would not negatively impact the Town's review process of certifying completion in advance of Town Meeting action to accept the roadways and infrastructure.

After review of the submitted testimony, the Planning Board voted unanimously 5-0 by roll call vote (L. Hassinger – AYE; Robbins – AYE; R. Hassinger – AYE; Lovvorn – AYE; Scully- AYE) to approve the changes as minor modifications to the above referenced Special Permit and Site Plan Approval in accordance with the provisions of section 5.8.8 of the Grafton Zoning By-Law. All other conditions of the referenced Special Permit & Site Plan Approval remain in full force and effect.

Sincerely,

Joseph Laydon
Town Planner

Attachment

Cc: Attorney Joseph Antonellis – via email
Normand Gamache, Guerriere & Halnon, Inc. – via email
File